

Bentana Woods West Cluster Association

Policy Resolution No. 25-01

Parking Rules and Regulations

(Supersedes all other parking rules and regulations issued prior to 02/11/2025)

WHEREAS the Board of Directors of Bentana Woods West Cluster Association desires to clarify and make improvements to existing parking restrictions and enforcement procedures governing the Cluster common areas, and

WHEREAS, the Board of Directors has been granted the authority to adopt such rules and regulations by both the Bylaws; and by the Virginia Property Owner's Act, and

WHEREAS, in order to assure equitable parking arrangements and safe and attractive parking areas, the Board desires to clarify its existing parking policy.

NOW THEREFORE, BE IT RESOLVED THAT the following policies are hereby adopted by the Board:

I. Definition of Terms:

- A. **Property:** All of the Limited and Common Elements, which comprise of the geographical area, known as Bentana Woods West Cluster Association.
- B. **Resident:** Any person, whether owner or tenant, who resides within the property.
- C. **Parking Areas:** Any portion of the Common Elements marked and designated as parking spaces, whether assigned or unassigned.
- D. **Vehicles:** Any device in or by which, person or property, that requires a license by the state to travel on public roads. Such devices shall include, but are not necessarily limited to automobiles, motorcycles, trucks, campers and any other recreational vehicle.
- E. **Improper Licensed Vehicles:** Any vehicle with an expired or otherwise invalid state license plate or state inspection sticker.
- F. **Inoperative Vehicles:** Any vehicle that does not run or cannot be driven or any vehicle which is partially or totally disassembled as a result of the removal of tires, wheels, engine or other essential parts.
- G. **Abandoned Vehicle:** An abandoned or derelict vehicle is defined as one that is non-operative or deemed not registered because it does not have valid stickers or does not have license plates.

II. Rules and Regulations:

A. Cluster Parking Areas:

- i. To operate or park on Cluster property all vehicles must be licensed and insured for legal operation per state entity.
- ii. All vehicles parked on Cluster property are required to be properly registered in Virginia and operable. Residents moving from out of state should, per Virginia and Fairfax County law, re-register their vehicles in Virginia within 60 days of moving in.

- iii. Motorized vehicles may be operated only on paved streets and not on the grassy areas, sidewalks or other pathways.
- iv. Only two vehicles per house may be parked within the cluster at any one time. It is expected that houses with garages and driveways use the driveway and/or garage as their assigned parking for at least one vehicle. Overflow parking is available along North Shore Drive.
- v. Cluster parking is not intended for extended guests' visits. Any guest staying longer than 72 hours should utilize the overflow parking along North Shore Drive.
- vi. Parking is not permitted in sections of the Cluster outside of your immediate parking area. This particularly applies to residents of the three sections of Scandia Court. The other areas of Scandia, Park Glen or Farsta must not be used for excess parking.
- vii. Vehicles parked in a parking spot or driveway must not block or obstruct the sidewalk.

III. Enforcement:

A. Removal of Vehicles:

- i. The Board of Directors shall have the authority to have any vehicle(s) not in compliance with these Rules and Regulations removed from the property. All costs and risks of towing and/or impoundment shall be the sole responsibility of the vehicle's owner.

B. Violations Subject to Immediate Towing Without Notice:

- i. Parked within fifteen (15) feet of a fire hydrant or in a designated fire lane, or any area marked as no parking area identified by yellow curbs and/or signs.
- ii. Occupying more than one (1) parking space.
- iii. Parked perpendicular to a parking space or on a grassy area or sidewalk.
- iv. Whose security system has been triggered and allowed to continue unattended for more than fifteen (15) minutes.

C. Violations Subject to Towing After Notification:

- i. The Managing Agent shall post a violation notice on any Vehicle not in compliance with the rules and regulations of the Association. No other form of notice is required. If the owner of the vehicle does not bring the vehicle into compliance within 72 hours, 3 (three) calendar days of the date of the notice, the vehicle will be subject to removal by towing.
- ii. Any vehicle with an expired or otherwise invalid state license plate or state inspection sticker.

- iii. Any vehicle that does not run or cannot be driven or any vehicle which is partially or totally disassembled as a result of the removal of tires, wheels, engine or other essential parts.
- iv. An abandoned or derelict vehicle is defined as one that is non-operative or deemed not registered because it does not have valid stickers or does not have license plates.

D. Owner's Responsibility:

- i. These rules and regulations apply to all residents, renters, guests and visitors alike, with the reminder that homeowners, whether resident or not, are responsible for making sure that they, their renters, guests and visitors are aware of the regulations and comply. Residents shall be responsible for all expenses incurred by the Association in enforcing the provisions of this Resolution.
- ii. Any owner that becomes more than sixty (60) days past due on their Association fees, shall be called to a Due Process Hearing to determine if their parking rights and privileges should be revoked. The revocation would be in effect until the member pays all delinquent amounts. Vehicles are subject to towing following notice of the revocation of privileges. The revocation will apply to all vehicles of the delinquent member(s), as well as those of the tenants, guests and invitees.

E. Liability:

- i. The Association assumes no responsibility for the security of any vehicle parked in the parking areas, and it disclaims responsibility for any damage to any vehicle parked or operated on Property, including without limitation, damages resulting from towing. The Association reserves the power to hold any Resident legally responsible for any damage caused to the Common Elements by the use, repair or maintenance of his/her vehicle, or as a result of negligence or violation of these rules and regulations, whether on the part of the owner, tenant, and his/her family, tenants, invitees, guests and/or agents.

This Resolution was duly adopted by the Board of Directors on February 11, 2025. The effective date shall be 02/12/2025 and shall supersede and replace the existing rules and regulations governing the parking of vehicles on the Property.

Bentana Woods West Cluster Association



[Keith London \(Feb 18, 2025 10:19 EST\)](#)

Keith London, President

CERTIFICATE OF MAILING

I certify that this Policy Resolution No. 25-01 was mailed to all Owners at their address of record on file with the Association on this 1st day of April, 2025.

Kimberly Killian

Kimberly Killian, CMCA, AMS
Abaris Real Estate Management, Inc.
Managing Agent for
Bentana Woods West Cluster Association